

City Council  
Atlanta, Georgia

02-0-1063

SUBSTITUTE ORDINANCE  
BY: ZONING COMMITTEE

Z-02-43  
7-30-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **1640 (aka 1636) Piedmont Road, N.E.** be changed from the **RG-2 (Residential General Sector 2)** District, to the **R-LC-C (Residential-Limited Commercial-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots **51 & 56** of the **17<sup>th</sup>** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

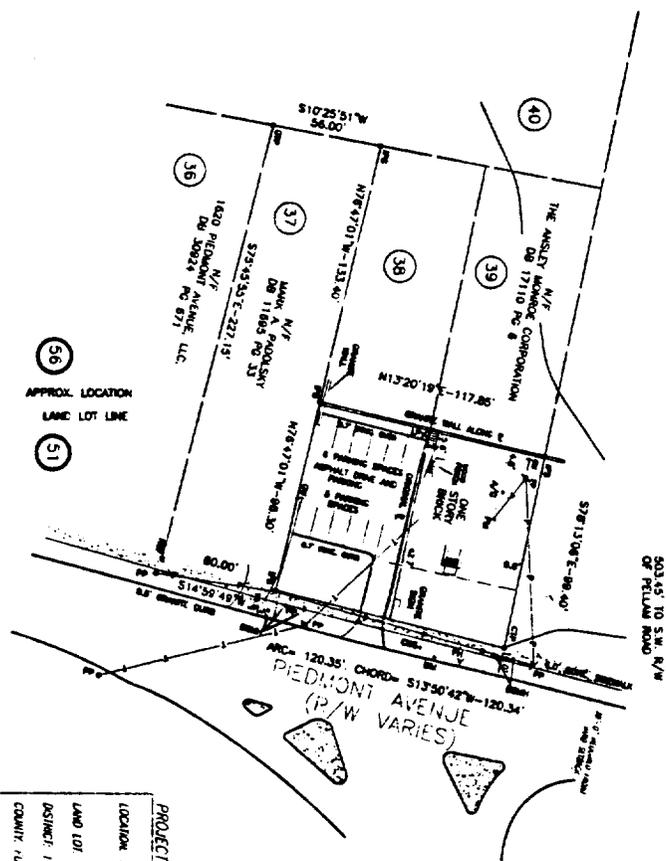
SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

**Conditions for Z-02-43**

1. **Site plan entitled "1640 Piedmont Road, Atlanta, Georgia" prepared by Brock Green, Architects and Planners, dated July 15, 2002 and marked received by the Bureau of Planning July 16, 2002.**
2. **This property shall not be used for a restaurant.**
3. **This property shall be used for offices, single-family residences, or those purposes described in Section 16-09.003(10) of the Zoning Ordinance only.**

**SITE PLAN**



APPROX. LOCATION  
LAND LOT LINE

**PROJECT DATA**

LOCATION	1638-1640 PIEDMONT RD ATLANTA, GA
LAND LOT	36/31
DISTRICT	7TH
COUNTY	FULTON
CURRENT ZONING	M-C-2
PROPOSED ZONING	M-1C
CURRENT COR. LOT DENSITY	COMMERCIAL
NET LOT AREA	11,719 SF
ALLOWED BUILDING AREA	3,414 sq ft + 3,000 sq ft
ACTUAL BUILDING SF.	1,000 sq ft
OCCUPANCY	BUSINESS/COMMERCIAL
PARKING REQUIRED	1,000/1,000 = 7 SPACES
PARKING PROVIDED	11 SPACES



NOT FOR CONSTRUCTION

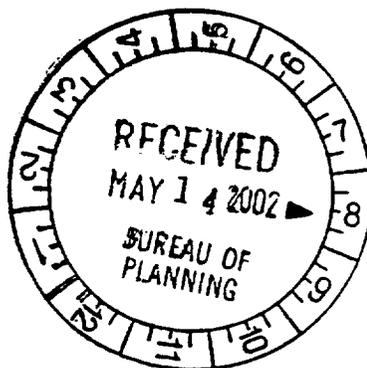
PROJECT:	1640 Piedmont Road
ADDRESS:	Atlanta, GA
DATE:	07/18/09
SCALE:	A-1.1
BY:	[Signature]
CHECKED:	[Signature]
DATE:	07/18/09
PROJECT NO.:	
DATE:	
SCALE:	
BY:	
CHECKED:	
DATE:	

## LEGAL DESCRIPTION FOR 1636 PIEDMONT AVENUE

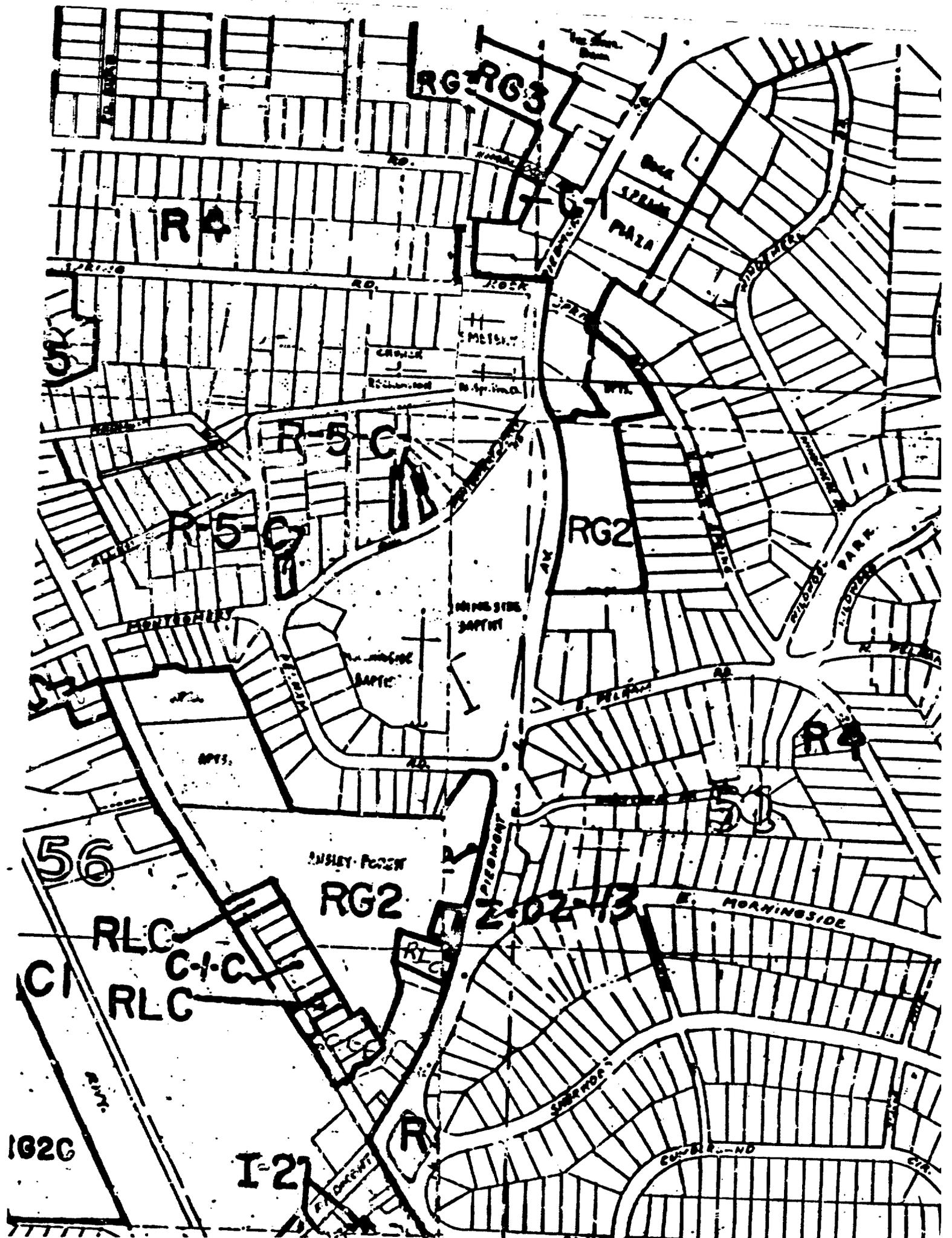
All that tract or parcel of land lying and being in Land Lots 51 and 56 of the 17<sup>th</sup> District of Fulton County, Georgia, and more particularly described as follows:

Beginning at a point 503.45' along Piedmont Avenue from the southwest right-of-way of Pellham Road thence running as an arc with a radius of 120.35' and with a chord running south 13 degrees 50 minutes 42 seconds west a distance of 120.34 feet; thence running north 76 degrees 47 minutes 01 seconds west a distance of 98.30 feet; thence running north 13 degrees 20 minutes 19 seconds east a distance of 117.85 feet; thence running south 78 degrees 13 minutes 40 seconds east a distance of 99.40 feet to the point of beginning.

Said tract or parcel being known as 1636 Piedmont Avenue using the present numbering system of the City of Atlanta.



*L. O. 43*



RG-RG3

R4

PALA

R5-C

R5-C

RG2

MORNING SIDE GARAGE  
RG2

RLC  
C-C  
RLC

I-2

1020

202-13

E. MORNINGSIDE

CURB POND